

046.H

0001

0070.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

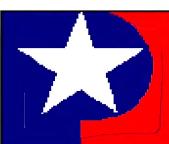
894,500 / 894,500

USE VALUE:

894,500 / 894,500

ASSESSED:

894,500 / 894,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
70		FRANKLIN ST, ARLINGTON

Legal Description		User Acct
		154077
GIS Ref		
GIS Ref		
Insp Date		07/12/18
07/12/18		

OWNERSHIP

Unit #: 70

Owner 1: HALE KENNETH L & SARAH W	
Owner 2: TRUSTEES/WHITAKER HALE TR	
Owner 3:	
Street 1: 49 FOTTLER AVE	
Street 2:	

Twn/City: LEXINGTON	
St/Prov: MA	Cntry
Postal: 02420	Own Occ: N

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1870, having primarily Clapboard Exterior and 2174 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	water
Census:	Sewer
Flood Haz:	Electri
D	Exempt
s	
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7020																

PREVIOUS ASSESSMENT		Parcel ID		046.H-0001-0070.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	894,500	0	.	894,500	894,500
2021	102	FV	868,600	0	.	868,600	868,600
2020	102	FV	855,600	0	.	855,600	855,600
2019	102	FV	753,900	0	.	753,900	753,900
2018	102	FV	667,600	0	.	667,600	667,600
2017	102	FV	609,200	0	.	609,200	609,200
2016	102	FV	468,600	0	.	468,600	468,600
2015	102	FV	433,500	0	.	433,500	433,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 411.45		/Parcel: 411.45		Entered Lot Size	
St/Prov: MA		Postal: 02420		Type: Cntry		Total Land:	
Cntry		Own Occ: N		Land Unit Type:		Land Unit Type:	
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Cntry		Type:					

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																														
Type: 99 - Condo Conv		Full Bath: 2	Rating: Good	A Bath:	Rating:	Building Number 1.																																																				
Sty Ht: 2A - 2 Sty +Attic		3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:																																																					
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																																																					
Foundation: 3 - BrickorStone		OthrFix:	Rating:																																																							
Frame: 1 - Wood																																																										
Prime Wall: 2 - Clapboard																																																										
Sec Wall:	%																																																									
Roof Struct: 1 - Gable																																																										
Roof Cover: 1 - Asphalt Shgl																																																										
Color: BEIGE																																																										
View / Desir: N - NONE																																																										
GENERAL INFORMATION								RESIDENTIAL GRID																																																		
Grade: C - Average								1st Res Grid Desc: Line 1 # Units 1																																																		
Year Blt: 1870	Eff Yr Blt:	Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																										
Alt LUC:	Alt %:	A Kits:	Rating:	Other																																																						
Jurisdict:	Fact: .	Frl:	Rating:	Upper																																																						
Const Mod:																																																										
Lump Sum Adj:																																																										
INTERIOR INFORMATION								CONDO INFORMATION																																																		
Avg Ht/FL: STD		Location:																																																								
Prim Int Wal 2 - Plaster		Total Units:																																																								
Sec Int Wall:	%	Floor: 1 - 1st Floor																																																								
Partition: T - Typical		% Own: 25.000000000																																																								
Prim Floors: 3 - Hardwood		Name: 62 - 7020																																																								
Sec Floors: 5 - Lino/Vinyl	15 %	DEPRECIATION																																																								
Bsmnt Flr: 12 - Concrete		Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL																																																		
Subfloor:		Functional:	%	Interior:	1	6	3	0																																																		
Bsmnt Gar:		Economic:	%	Additions:																																																						
Electric: 3 - Typical		Special:	%	Kitchen:																																																						
Insulation: 2 - Typical		Override:	%	Baths:																																																						
Int vs Ext: S		CALC SUMMARY																																																								
Heat Fuel: 2 - Gas		Basic \$ / SQ: 305.00	COMPARABLE SALES																																																							
Heat Type: 3 - Forced H/W		Size Adj.: 1.13298059	Rate	Parcel ID	Typ	Date	Sale Price																																																			
# Heat Sys: 1		Const Adj.: 0.99544507																																																								
% Heated: 100	% AC:	Adj \$ / SQ: 343.985																																																								
Solar HW: NO	Central Vac: NO	Other Features: 97500	WtAv\$/SQ:	AvRate:	Ind.Val																																																					
% Com Wal	% Sprinkled	Grade Factor: 1.00																																																								
MOBILE HOME								PARCEL ID 046.H-0001-0070.0																																																		
Make: Model: Serial # Year: Color:																																																										
SPEC FEATURES/YARD ITEMS								IMAGE																																																		
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>A</th> <th>Y/S</th> <th>Qty</th> <th>Size/Dim</th> <th>Qual</th> <th>Con</th> <th>Year</th> <th>Unit Price</th> <th>D/S</th> <th>Dep</th> <th>LUC</th> <th>Fact</th> <th>NB Fa</th> <th>Appr Value</th> <th>JCod JFact</th> <th>Juris. Value</th> </tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>																Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																									
More: N								Total Yard Items: Total Special Features: Total:																																																		